

APPENDIX A – ZONING AND LAND USE CODE
ARTICLE III. OFFICIAL MAP

INDEX

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The city, through the planning board, may adopt and amend an official map showing the location of public ways and other public property, ways used in common by more than two (2) owners of abutting property and approved subdivisions. The map may include all or part of the city, and the following provisions apply only to that area outlined on the adopted map:

- (1) When the official map has been approved by the city council, the map shall be filed in the office of the city clerk. All amendments to the map shall be approved by the city council, and all amendments so approved shall be recorded by the city clerk.
- (2) The lines of ways, public property and subdivisions established or modified after adoption of the official map shall be added to the map and become part of it. The planning board shall prepare the map and keep it current.
- (3) On the official map, the planning board may place lines of planned new and/or modified ways and public property which are in conformance with the city's comprehensive plan.
- (4) The placing of a line on the official map does not constitute the establishment or modification of any way or public property, nor the taking or acceptance of land for any purpose.
- (5) A permit for the erection of any structure to be located within the boundaries of an existing or proposed way or public property shown on the official map may not be issued, except as provided by Title 35, Sections 2341 and 2347 of the State of Maine's Revised Statutes. A permit for the erection of any structure or the use of land which requires access from a way may not be issued unless a way which provides the required access appears on the map or has been approved for the purpose by the planning board. A public water supply, sewer or other public utility, a pavement or other improvement may not be constructed along a way not shown on the map, or approved for the purpose by the planning board.